

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE**  
**CONDITIONAL USE PERMIT REPORT (#FCU-20-01)**  
**RANGER SPRINGS, INC.**  
**MARCH 19, 2020**

**I. GENERAL INFORMATION**

**A. Project Description**

This is a report to the Flathead County Board of Adjustment regarding a request from Doug Averill, on behalf of Ranger Springs, Inc. for a Conditional Use Permit for “Camp and Retreat Center.” The property is located within the Bigfork Zoning Districts and is zoned ‘AG-40 Agricultural.’

**B. Application Personnel**

**1. Owner**

Ranger Springs, Inc  
1355 Creekside CT  
Kalispell, MT 59901

**2. Applicant**

Doug Averill  
PO Box 248  
Bigfork, MT 59911

**C. Process Overview**

**1. Land Use Advisory Committee/Council**

The proposed land use is located within the advisory jurisdiction of the Bigfork Land Use Advisory Committee (BLUAC). BLUAC will conduct a public hearing on the proposed conditional use permit on March 26, 2020 at 4:00 P.M. at Bethany Lutheran Church located at 8559 Highway 35 in Bigfork, MT.

**2. Board of Adjustment**

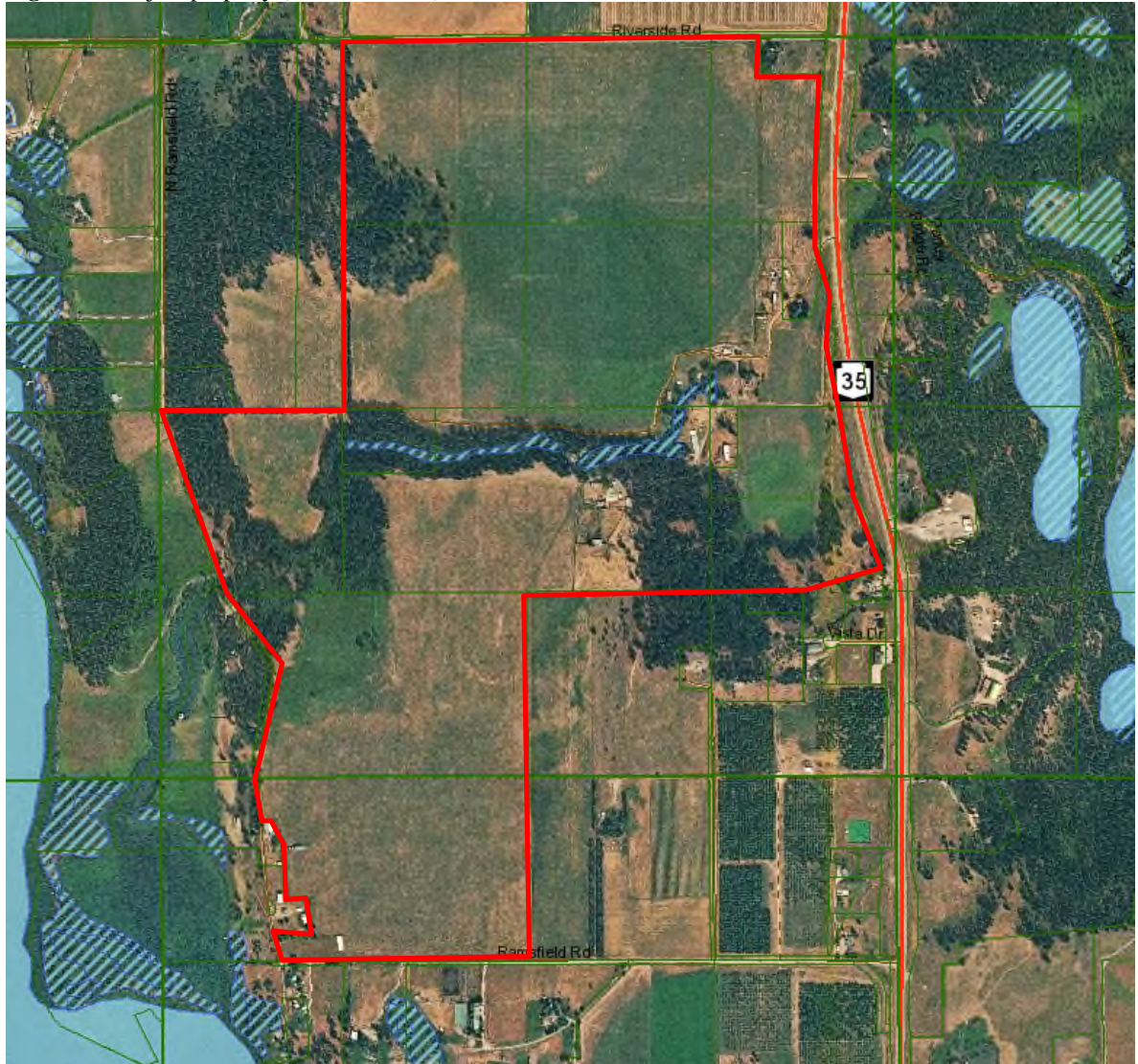
The Flathead County Board of Adjustments will conduct a public hearing on the proposed conditional use permit on April 7, 2020 at 6:00 P.M. in the 2<sup>nd</sup> Floor Conference Room of South Campus Building located at 40 11<sup>th</sup> Street West in Kalispell. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, located on the second floor of the South Campus Building.

**II. PROPERTY CHARACTERISTICS**

**A. Property Location and Size**

The subject property is located at 6810 and 6840 Highway 35 in Bigfork, MT (see Figure 1 below). The property is 465 acres and can legally be described as Tract 1B Section 14, Township 27 North, Range 20 West, and Tracts 2B, 3A, 3C, 3DB, 3DA, 3FA, 4C, 5, 6F, 6EA, 8, 8A, 8B, And 8C in Section 06, Township 27 North, Range 24 West, P.M.M., Flathead County, Montana.

**Figure 1:** Subject property (outlined in red)



**B. Existing Land Use(s) and Zoning**

The property is made up of multiple tracts and contains a farm. There is a cabin, house and caretakers facility on the separate tracts, along with a hay shed, barn, shop, and various other out buildings. In the middle of the property is a spring pond and creek with some trees around it. The farm was previously used to produce seed, grow potatoes, raise hogs, and more recently to raise cattle and produce hay.

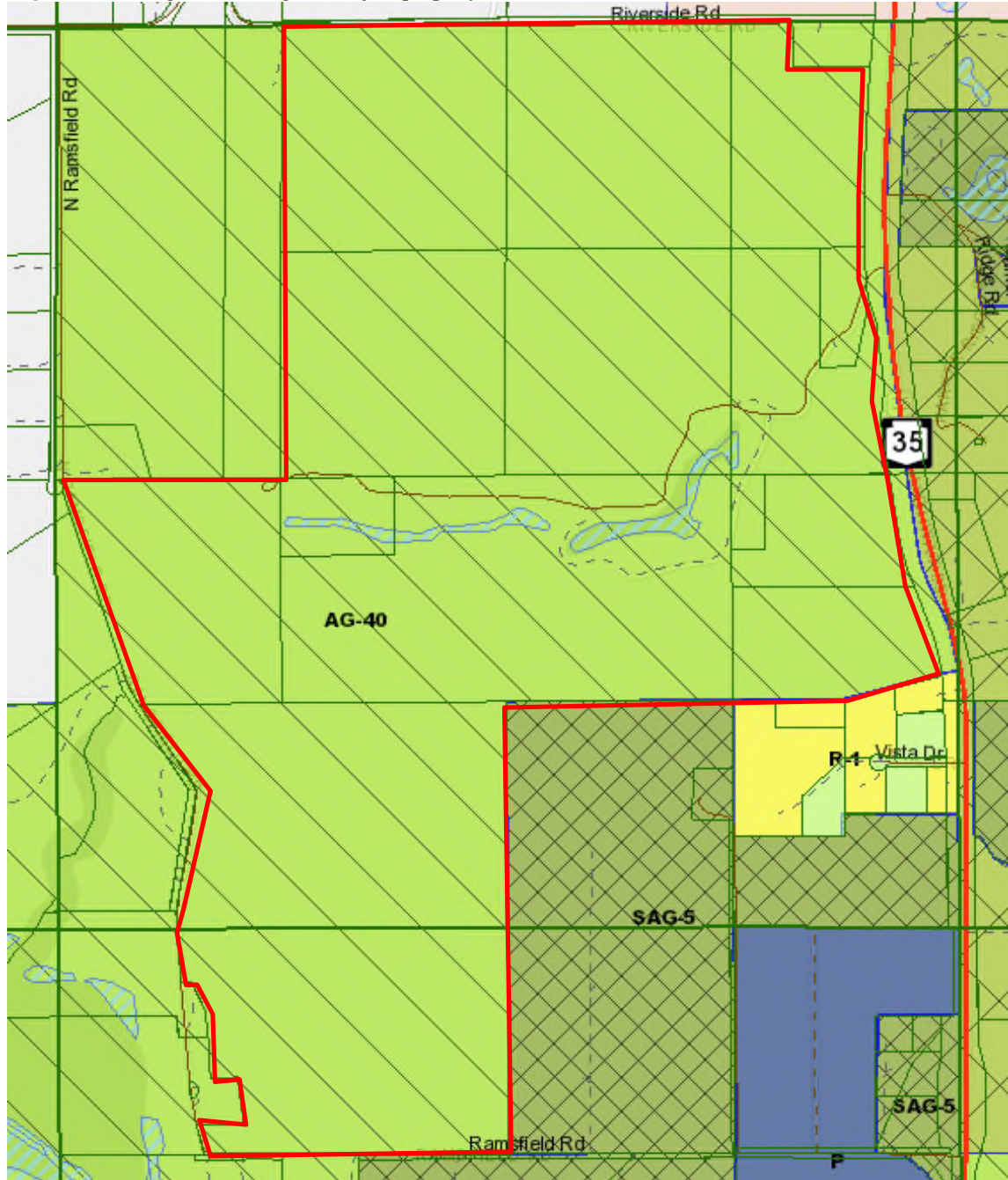
The property is zoned ‘AG-40 Agricultural.’ AG-40 is defined as, “A district to protect and preserve agricultural land for the performance of a wide range of agricultural functions. It is intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development.”



**C. Adjacent Land Use(s) and Zoning**

Land to the north and west is area that are not zoned. Also to the west is similarly zoned AG-40. To the east and south of the subject properties are AG-20, SAG-5, R-1 and P. The general character of the surrounding area is rural with vacant and estate type lots and farmland.

**Figure 2:** Zoning surrounding the subject property (outlined in red)



**D. Summary of Request**

The applicant is requesting a conditional use permit to allow for of a camp/retreat center located on the subject property, pursuant to Section 3.05.030(5) of the Flathead County Zoning

Regulations (FCZR). The application describes the proposal as, “The farm will continue agricultural operations and will look and function basically the same as in the past. The vision is creating a community accessible farm, to include people of all ages, primarily youth, to engage in farm chores and activities, to learn from hands on experience. Organized activity would offer a variety of equestrian, agricultural, educational and fun programs. The Farm is home base to a 501-c3 public Charitable Foundation with the theme of ‘Preservation of the Early West.’ The Foundation will focus on presenting western historical display items and hosting; special needs and terminally ill children for a day on a Farm.

“Numerous buildings exist, with no significant new buildings planned. The next two years projects include; updating infrastructure, replacing corrals and equestrian facilities and updating irrigation systems for additional crops.”

“The south 20 acres is an area set aside for growing ‘organic products’ providing vegetables to local outlets. A greenhouse structure would be added east of the existing potato shed which would be utilized in the farm to market operation.”

Many of the existing structures will be utilized for the historic use of the structure. The applicant is proposing to use the main house as a gathering point, restrooms, and history center with displays. The red barn will be used to display historic carriages/wagons. Other activities that would be included are; chuck wagon Bar-b-que with educational speaker, rodeo, farm gatherings, skijoring, ice skating, and Christmas toy building. Many of the proposed larger events would occur on an irregular bases and some might never occur but this report will consider the impacts from such events (rodeo, skijoring, endurance events, etc.) as they are mentioned in the application.

A camp/retreat center is defined as Section 8.04.010 of the Flathead County Zoning Regulations (FCZR), “*A camp or retreat center use is defined as a land use to provide camping or retreat center activities characterized by a rural setting in a rustic environment. Uses are primarily seasonal, but they shall not be limited to such. The uses permitted may be affiliated with the organization running the camp or retreat center, however, the general public is not restricted from such use.*”

“The plan is to share knowledge about life on a farm, agriculture and the western lifestyle; inspiring a child to grow up a new generation cowboy or farmer, [...]”

Within the AG-40 zone the placement of an Camp/retreat center requires a conditional use permit, the review of which is subject to specific guidelines set forth under Section 2.06.080 FCZR regarding criteria for the issuance of a Conditional Use Permit.

### **III. COMMENTS**

#### **A. Agency Comments**

1. Agency referrals were sent to the following agencies on February 18, 2020:
  - Bigfork Fire Department
  - Flathead County Road and Bridge Department
  - Montana Department of Transportation
  - Flathead County Solid Waste
  - Flathead City-County Environmental Health Department
  - Flathead County Weeds & Parks Department
  - Bonneville Power Administration

2. The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- BPA
  - Comment: “At this time, BPA does not object to this request, as the property is located 7.0 miles away from the nearest BPA transmission lines or structures.” Email dated February 24, 2020.
- Flathead County Solid Waste District
  - Comment: “The District requests that all solid waste generated at the proposed location be hauled by a private hauler. Republic Services is the licensed (PSC) Public Service Commission Licensed hauler in this area.” Letter dated February 20, 2020.
- Montana Department of Transportation
  - Comment: “The proposal would allow a Camp-Retreat designation for the property with it continuing to function as a farm and allow for educational activities related to farming. The proposal states that access will continue to be via existing approaches to the property which includes three direct approaches to Highway 35 with no anticipated change in traffic use at this time.
  - “We offer the following comments regarding this properties approaches to Highway 35. Any change in use of an existing access typically requires a new approach permit to be approved by MDT. In the future if there is a change from the current use of the approaches then the owner will need contact the MDT Kalispell Office to determine if a new approach permit is needed. For example two of the approaches to Highway 35 have historically only been for what is identified as farm/field use, thus if the use were to change to a residence then a new permit would be needed.” Email received March 5, 2020.
- Flathead County Road and Bridge Department
  - Comment: “At this point the County Road Department does not have any comments on this request.” Letter dated February 20, 2020.

#### **B. Public Comments**

1. Notification was mailed to property owners within 150 feet of the subject property on March 18, 2020, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application will be published in the March 22, 2020 edition of the Daily Interlake.
2. Public Comments Received

As of the date of the completion of this staff report, no written public comments have been received regarding the requested conditional use permit. It is anticipated any individual wishing to provide public comment on the proposal will do so during the public hearing scheduled for April 7, 2020. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

#### **IV. CRITERIA REQUIRED FOR CONSIDERATION**

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

##### **A. Site Suitability**

###### **1. Adequate Usable Space**

The subject property over 470 acres in size and contains a working farm with a spring pond in the middle of the property. The properties contain a house, cabin, and caretaker's facility, along with a hay shed, red barn, multiple shops, mill, equipment shed, horse barn, lower barn, small office with a bunk house, metal barn, tack room, barn chutes, calving shed, potato shed, equipment/hay shed, corrals (located south of the pond) and outhouses.

Most of the property remains open. Many of the existing structures will be utilized for the historic use of the structure. The applicant is proposing to use the main house as a gathering point, restrooms, and history center with displays. The red barn will be used to display historic carriages/wagons. Additional new uses will include herding cattle, sleigh rides educational walks bike trails, bathroom, or green house.

Based on the site plan, application and site visit, there appears to be adequate usable space on the property for the camp/retreat center on the over 470 acres.

**Finding #1** – The subject property appears to contain adequate usable space because the property is approximately 470 acres, the existing buildings appear to meet setbacks, and the applicant is not proposing any new buildings at this time.

## **2. Adequate Access**

According to the applicant, the property currently has access at eight locations, three via a Highway 35, and five from Riverside and Ramsfield Roads. Highway 35 is a paved two-lane highway within an easement of varying width. Ramsfield Road is a two-lane gravel road within a 60-foot easement. Riverside Road is a two-lane paved road within a 60-foot easement. Primary access would be off Highway 35 as most of the parking areas can be accessed from the main entrance.

The Flathead County Road and Bridge Department had no concern with this proposal. Comments from MDT state, "Montana Department of Transportation, "The proposal would allow a Camp-Retreat designation for the property with it continuing to function as a farm and allow for educational activities related to farming. The proposal states that access will continue to be via existing approaches to the property which includes three direct approaches to Highway 35 with no anticipated change in traffic use at this time.

"We offer the following comments regarding this properties approaches to Highway 35. Any change in use of an existing access typically requires a new approach permit to be approved by MDT. In the future if there is a change from the current use of the approaches then the owner will need contact the MDT Kalispell Office to determine if a new approach permit is needed. For example two of the approaches to Highway 35 have historically only been for what is identified as farm/field use, thus if the use were to change to a residence then a new permit would be needed."

**Finding #2** – The access appears adequate for the proposed camp/retreat center because the main access will be off Highway 35, Highway 35 and Riverside Road are both paved public roads capable of handling increased traffic from a camp/retreat center, the Road and Bridge Department had no concerns with the proposal and any change in use will require a new permit from the Montana Department of Transportation.

## **3. Absence of Environmental Constraints**

According to FEMA FIRM Panel 30029C2305J, is designated as an unshaded Zone X. The Zone X is classified as an area outside a 0.2% annual chance flood. The center of the property contains a spring pond and creek that is mapped as wetlands. The creek flows to the west

toward the Flathead River. The applicant is not proposing to construct any new buildings as part of this proposal.

**Finding #3** – The site appears absent of environmental constraints for the proposed use because the property does not contain floodplain and the applicant is not proposing to construct any new buildings at this time.

## **B. Appropriateness of Design**

### **1. Parking Scheme**

The application states, “Multiple parking areas are available around the houses, barns and service buildings, in the least visible location. Occasional event parking would be in open meadows.” The applicant also stated in a phone conversation parking would be located next to the red barn, north of the pond and next to the corrals.

The open meadow next to the red barn is over 4 acres, next to the corral is over 25 acres and north of the pond over 14 acres. The planned area is an open field which should be mowed and with appropriate fire prevention methods employed before the larger events. Section 6.01.010 [FCZR] indicates a parking space for standard vehicles measures 9 X 20 feet and driving lanes for two-way traffic should be a minimum of 24 wide. The applicant is proposing to use an area over 1,873,080 square feet for parking. A 24 foot wide driving lane with a parking space on each side is approximately 576 square feet or roughly 288 square feet per space. When 288 is divided by the total space available the total number of parking spaces can be determined. The proposed parking area would allow for approximately 6,504 vehicles.

The parking regulations for a museum found in Section 6.04.040 requires 1 space per 500 square feet of gross floor area plus 1 for every 2 employees per maximum shift. The barn is approximately 3,200 square feet, the main house is 3,144 square feet and the equipment shed is estimated to be 800 square feet. The applicant also anticipates 2-4 employees, 4 employees would require 2 additional spaces the total daily operations would require 17 permanent parking spaces.

The nearest use listed in the parking regulations for a barn gathering, or bar-b-que type event would be for ‘Convention and meeting facilities, sole use’ found in Section 6.03.050 FCZR and ‘Auditoriums, theaters, churches or other places of assembly’ [Section 6.06.07]. Both of these uses require 1 space per 5 seats or 40 square feet of gross floor area used for assembly purposes, whichever is greater. The barn is approximately 3,200 square feet which would require 80 parking spaces.

The nearest use listed in the parking regulations for a rodeo or other event would be for ‘Stadiums, special arenas and similar open assemblies’ found in Section 6.06.070 FCZR, which requires 1 space per 5 seats or 100 square feet of gross floor area used for assembly spaces without seats, whichever is greater. Many of the larger events would occur infrequently and temporary parking areas would be used next to the corrals north and south of the pond, and near the red barn. The applicant anticipates approximately 3,000 people may attend a larger event therefore approximately 600 temporary parking spaces would be required for large events. A shuttle service to from the Flathead Lake Lodge or other parking areas will be available for both larger events and weekly activities.

Driving lane between the parking spaces are required to be 20 feet wide for two-way traffic as set forth in Appendix A [FCZR]. Section 6.01.030 [FCZR] requires all parking spaces to be clearly designated and demarcated. This can be accomplished with spray paint or flagging for larger events. Based on staff’s site visit and the submitted site plan, the parking area

appears to be appropriate to accommodate the proposed use daily use and potential larger events.

## **2. Traffic Circulation**

The main point of ingress and egress to the camp/retreat center proposed on the subject property currently is by Highway 35. The primary access and driveway is 22 feet in width and roughly 1,200 feet to the split in the road where it loops around the pond and narrows to approximately 14 feet. The main parking area will be located on the wider portion of the road. The loop road will likely be used for larger events. Based on staff's site visit and the submitted site plan, the existing driveways and access of the property appears to be appropriate to accommodate the proposed use daily use and potential larger events.

**Finding #4** – The proposed designated parking scheme and traffic circulation is acceptable with standard conditions because it can be conditioned to provide ample parking spaces as there is adequate open space on the property to accommodate the required parking and the existing driveway is adequate to accommodate traffic circulation.

## **3. Open Space**

The subject property over 470 acres in size and contains a working farm. The properties contain a house, cabin, and caretaker's facility, along with a hay shed, red barn, multiple shops, mill, equipment shed, horse barn, lower barn, small office with a bunk house, metal barn, tack room, barn chutes, calving shed, potato shed, equipment/hay shed, corrals and outhouses. In the middle of the property is a spring pond. Most of the property remains open. With an acreage of 470 acres there is adequate open space for the proposed use.

## **4. Fencing/Screening**

The application indicates, "Livestock fences will be updated or replaced. The entire perimeter is woven wire with two barb wires for a secure perimeter fence."

No fencing or screening is required for the proposed use or in the AG-40 zone, the barbed wire is permitted within the AG-40 zone and AG-40 does not have a maximum fence height. The proposed fencing constructed on the property would be required to comply with Section 5.04 FCZR.

## **5. Landscaping**

The applicant is proposing tree plantings, irrigation and flower gardens around the homestead. Currently around the houses are trees and in the middle of the property is a spring pond and creek with some trees around it. No landscaping is specifically required for the proposed use based on the applicable zoning regulations.

## **6. Signage**

The current signage on the property is a Ranger Springs sign over the gate. The applicant states, "Any signage will be minimal and limited to information, trail signs educational or history boards, all in rustic design."

All proposed signage is required to comply with Chapter 7 of the Flathead County Zoning Regulations.

## **7. Lighting**

The applicant states there are proposing dark sky compliant lighting and existing yard lights are under scrutiny to add reflector shields. All lighting on the property is required to comply with Section 5.12 of the Flathead County Zoning Regulations, as to not impact area residents.



**Finding #5** – The proposed use appears appropriately designed because the applicant is not proposing new fencing, the current fencing complies with the regulations, landscaping is not required, signage and exterior lighting will comply with the regulations, and the property is 470 acres, most of which will remain open space.

## **C. Availability of Public Services and Facilities**

### **1. Sewer**

The application states three septic systems will service the proposed use. The applicant will consider adding new restroom facilities based on future needs of the camp/retreat center. The site plan shows three locations for drainfields with adequate space for mixing zones.

The Flathead City-County Environmental Health Department did not provide comment on this request. Environmental Health typical comments on camp/retreat centers state review is required for waste water. The applicant will be required to obtain permitting from Environmental Health and DEQ for sewer prior to the operation of the camp/retreat center.

### **2. Water**

The applicant is proposing to utilize a ground well for domestic water. Irrigation and water for the livestock comes from the pond. The application also states the farm has water rights recorded for the farm, livestock and domestic use.

The Flathead City-County Environmental Health Department did not provide comment on this request. Environmental Health typical comments on camp/retreat centers state review is required for potable water. The applicant will be required to obtain permitting from Environmental Health and DEQ for water prior to the operation of the camp/retreat center.

**Finding #6** – The requirements for waste water treatment and water for the camp/retreat center appear to be acceptable because the proposed use will require re-review through the Flathead City-County Health Department and Montana Department of Environmental Quality.

### **3. Storm Water Drainage**

Storm water drainage is proposed to be managed onsite. The applicant is not proposing any new construction, therefore increased storm water runoff as a result of this proposal is not expected. The applicant will be required to obtain all permitting from Environmental Health and DEQ prior to the operation of the camp/retreat center.

**Finding #7** – The camp and retreat center appears to have acceptable impacts on storm water drainage because the storm water will be managed through on-site absorption.

### **4. Fire Protection**

The subject property is located in the Wildlife Urban Interface, but not a Fire District Priority Area or County Wide Priority Area. The property is fairly open with a wooded area around the pond and creek. According to the applicant, “Ranger Springs keeps a modern Mack pumper fire truck on site for open burning and added protection. Fire district requirements would not increase from previous service.”

The subject property is currently served by the Creston Fire Department on the north half of the property and Bigfork Fire Department on the south half of the property. A majority of the structures are located in the north half of the property within the Creston Fire District. The nearest Creston Fire Station is located approximately 6.0 miles northwest and Bigfork Fire Station is located approximately 4.2 miles south. No comment concerning this application was received from the local fire departments.

## **5. Police Protection**

The property would be served by the Flathead County Sheriff's Department. It is anticipated response times in emergency would not be unreasonably long given the property's proximity to an urban, developed area of the County.

**Finding #8** - The proposed expansion appears to have acceptable impacts on public services and facilities because both the Creston and Bigfork Fire Departments and Flathead County Sheriff could provide services to the subject property with an acceptable response time.

## **6. Streets**

As previously stated, the property currently has access at eight locations, three via a Highway 35, and five from Riverside and Ramsfield Roads. Highway 35 is a paved two-lane highway within an easement of varying width. Ramsfield Road is a two-lane gravel road within a 60-foot easement. Riverside Road is a two-lane paved road within a 60-foot easement.

**Finding #9** – The proposed use would have minimal impact on street because the property has access off two county maintained roads, Riverside and Ramsfield Roads, and MDT maintained Highway 35.

## **D. Immediate Neighborhood Impact**

### **1. Excessive Traffic Generation**

According to the applicant, the property currently has access at eight locations, three via a Highway 35, and five from Riverside and Ramsfield Roads. Highway 35 is a paved two-lane highway within an easement of varying width. Ramsfield Road is a two-lane gravel road within a 60-foot easement. Riverside Road is a two-lane paved road within a 60-foot easement. Primary access would be off Highway 35 as most of the parking areas can be accessed from the main entrance.

The most recent traffic count from MDT in 2018 on Highway 35 just north of Highway 82 is 7,424 ADT. The most recent traffic count from 2014 for Riverside Road west of Highway 35 is 258 ADT, and Ramsfield Road west of Highway 35 is 135 ADT.

Staff could not find average vehicle trips for either a similar camp or retreat center. According to the applicant most days there will be only 10 additional ADT to the property for the camp/retreat center. On the few occasions during the summer with field trips the traffic could be 20 trips. When the property host larger events the trips could rise to over 1000 if everyone drove directly to the site. To mitigate the traffic the applicant has stated they will provide shuttle service from the Flathead Lake Lodge and other parking locations to the site. It is likely that there would never be anywhere near 1000 trips during the larger events.

The normal 10 trips per day would be an increase of approximately 0.1% of Highway 35 off the primary access. Event traffic could increase traffic on Highway 35 by 13.5% if no shuttle serviced was utilized. Traffic increases on the county roads would like be minimal in all instance as access from those roads would be utilized as secondary ingress/egress points.

**Finding #10** – Traffic generated by the camp/retreat center would likely have a minimal impact on the roads because county roads would be utilized as secondary access, the primary access is via Highway 35 a paved two-lane MDT maintained road, event traffic would be minimized by use of a shuttle and normal operation of the camp/retreat center would increase traffic by 0.1% on the highway.

## **2. Noise or Vibration**

According to the applicant, “Ongoing farming and field work would create minimal tractor noise. Other activities will be hands on experience in the farm/livestock activities, which will not produce noticeable noise.

“[...]. Any events that are prone to develop noise will be carefully managed for timing, behavior and location, to mostly go unnoticed. The property can absorb activity, while maintaining a quiet secluded atmosphere.”

No changes in the noise and vibrations generated on the property are anticipated by the proposed camp/retreat center, as the property would continue to operate as a farm and the camp/retreat activities would revolve around the operation of the farm.

## **3. Dust, Glare or Heat**

Based on the submitted application the proposed use is anticipated to create no adverse impacts on the surrounding neighborhood as a result of glare, or heat. Highway 35 and Riverside Road are paved. Ramsfield Road, the driveway and farm roads are graveled which will generate minimal dust given the low speeds. The applicant states, “Dust control equipment is on site to water roads and riding arena.”

## **4. Smoke, Fumes, Gas, or Odors**

The applicant states, “No significant changes from previous farm operations.” No changes in the smoke, fumes, gas and odors are anticipated to be generated by the proposed camp/retreat center as the property would continue to operate as a farm and the camp/retreat activities would revolve around the operation of the farm.

## **5. Inappropriate Hours of Operation**

Hours of operation would be limited to the day time hours with rare exceptions for anything later. As the property is a working farm, farming operation could extend all night during harvesting.

**Finding #11** – The proposed use is not anticipated to have a negative impact on the surrounding neighborhood because dust, glare, heat, smoke, fumes, gas, odors and hours of operation are not anticipated to be out of character with the existing farming operation on the property and noise, vibrations for any events will be managed for timing, behavior and location, to mostly go unnoticed.

## **V. SUMMARY OF FINDINGS**

1. The subject property appears to contain adequate usable space because the property is approximately 470 acres, the existing buildings appear to meet setbacks, and the applicant is not proposing any new buildings at this time.
2. The access appears adequate for the proposed camp/retreat center because the main access will be off Highway 35, Highway 35 and Riverside Road are both paved public roads capable of handling increased traffic from a camp/retreat center, the Road and Bridge Department had no concerns with the proposal and any change in use will require a new permit from the Montana Department of Transportation.
3. The site appears absent of environmental constraints for the proposed use because the property does not contain floodplain and the applicant is not proposing to construct any new buildings at this time.
4. The proposed designated parking scheme and traffic circulation is acceptable with standard conditions because it can be conditioned to provide ample parking spaces as there is adequate

open space on the property to accommodate the required parking and the existing driveway is adequate to accommodate traffic circulation.

5. The proposed use appears appropriately designed because the applicant is not proposing new fencing, the current fencing complies with the regulations, landscaping is not required, signage and exterior lighting will comply with the regulations, and the property is 470 acres, most of which will remain open space.
6. The requirements for waste water treatment and water for the camp/retreat center appear to be acceptable because the proposed use will require re-review through the Flathead City-County Health Department and Montana Department of Environmental Quality.
7. The camp and retreat center appears to have acceptable impacts on storm water drainage because the storm water will be managed through on-site absorption.
8. The proposed expansion appears to have acceptable impacts on public services and facilities because both the Creston and Bigfork Fire Departments and Flathead County Sheriff could provide services to the subject property with an acceptable response time.
9. The proposed use would have minimal impact on street because the property has access off two county maintained roads, Riverside and Ramsfield Roads, and MDT maintained Highway 35.
10. Traffic generated by the camp/retreat center would likely have a minimal impact on the roads because county roads would be utilized as secondary access, the primary access is via Highway 35 a paved two-lane MDT maintained road, event traffic would be minimized by use of a shuttle and normal operation of the camp/retreat center would increase traffic by 0.1% on the highway.
11. The proposed use is not anticipated to have a negative impact on the surrounding neighborhood because dust, glare, heat, smoke, fumes, gas, odors and hours of operation are not anticipated to be out of character with the existing farming operation on the property and noise, vibrations for any events will be managed for timing, behavior and location, to mostly go unnoticed.

## **VI. CONCLUSION**

Upon review of this application, the request to allow for a camp/retreat center on the subject property is generally supported by the review criteria and the Findings of Fact listed above. Should the Flathead County Board of Adjustment choose to adopt staff report as Findings of Fact and approve the conditional use permit, the following conditions would ensure compliance with the review criteria and appropriate measures to mitigate impacts:

## **VII. CONDITIONS OF APPROVAL**

1. The camp/retreat center shall be in substantial conformance with the application materials and site plan as submitted and approved by the Board of Adjustment and modified by the conditions below [FCZR Section 2.06.010].
2. Changes or modifications to the approved use or the site plan shall not be affected unless specifically approved in writing by the Flathead County Board of Adjustment [FCZR Section(s) 2.06.010 and 2.06.020].
3. The uses allowed within the camp/retreat center shall be restricted to those listed in the application and listed in the conditional use standards for a camp or retreat center set forth in Section 4.03.020 of the Flathead County Zoning Regulations.

4. The camp and retreat center shall be located in accordance with the minimum yard and maximum height requirements of the AG-40 zoning district, pursuant to Section 3.05.040 of the Flathead County Zoning Regulations.
5. The subject property shall have a minimum of 17 parking space for daily operations and 600 temporary parking spaces in conjunction with a large event in accordance with the applicable zoning regulations [FCZR Section(s) 6.01.020 and 6.02.030].
6. The parking site shall incorporate the frequent use of dust control techniques in compliance with applicable Flathead County Air Quality Regulations. Event operators shall be responsible for frequent watering of the ingress/egress locations, internal traffic circulation areas, and parking areas throughout the weekend, if conditions warrant.
7. Shuttle service shall be utilized for large events, outside the typical day-to-day operations of the camp/retreat, including; rodeo, skijoring, endurance events, farm gatherings, educational speakers, etc.
8. The applicant shall contact the Montana Department of Transportation to determine if an updated approach permit must be obtain applicable to camp/retreat center. A copy of the approved permit, if required, shall be available upon request by Flathead County Planning and Zoning.
9. All lighting on the subject property shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations.
10. All signage on the subject property shall adhere to the standards set forth in Chapter 7 of the Flathead County Zoning Regulations.
11. The proposed water, wastewater treatment, and storm water drainage systems for the camp/retreat center shall be reviewed as applicable by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality.
12. Fencing on the subject property shall adhere to the performance standards set forth in Section 5.04 of the Flathead County Zoning Regulations.
13. Lighting of the camp/retreat center shall adhere to the performance standards set forth in Section 5.12 of the Flathead County Zoning Regulations.
14. Appropriate dust and fire mitigations will be utilized during events for the parking area.
15. At the end of 12 months from the date of authorization of this permit staff will inspect to verify compliance [FCZR Section 2.06.060].

Planner: EKM